

**MINUTES OF REGULAR MEETING OF
THE REDEVELOPMENT COMMISSION OF GREENSBORO
TUESDAY, MARCH 15, 2005**

REGULAR MEETING

The Redevelopment Commission of Greensboro met in a regular meeting in the Plaza Level Conference Room, Melvin Municipal Building, on Tuesday, March 15, 2005 at 5:06 p.m. Present were: Chair Joe Wood, Bill Benjamin, Scott Lilly, Nettie Coad and Jerry Leimenstoll. Dan Curry, Barbara Harris, Dyan Arkin represented the Housing and Community Development Department (HCD). Jim Blackwood, Esq., was present as legal counsel for the Commission.

Chair Wood called the meeting to order, introduced himself, and welcomed everyone to the meeting. He asked that anyone wishing to speak come up to the microphone, identify themselves, and give their address.

1. APPROVAL OF THE MINUTES OF JANUARY 18, 2005.

Mr. Leimenstoll moved approval of the January 18, 2005 minutes as written, seconded by Ms. Coad. The Commission voted 4-0-1 in favor of the motion. (Ayes: Wood, Benjamin, Coad, Leimenstoll. Nays: None. Abstained: Lilly.)

2. WARNERSVILLE NEIGHBORHOOD. UPDATE FROM SHILOH BAPTIST CHURCH ON DEVELOPMENT PLANS.

Mr. Leimenstoll moved that this item be moved to later on the agenda to allow time for the Commission's attorney to arrive for the meeting, seconded by Ms. Coad. The Commission voted 5-0 in favor of the motion. (Ayes: Wood, Benjamin, Coad, Lilly, Leimenstoll. Nays: None.)

The Commission unanimously moved to address this item later in the meeting. Ms. Harris suggested that the Commission go ahead and address Item 4.

4. WILLOW OAKS NEIGHBORHOOD. PHASE II INFRASTRUCTURE CONSTRUCTION.

Ms. Arkin said on February 15, 2005 bids were received for Phase II infrastructure construction in Willow Oaks, which involves street and utility work outside of the original Morningside Homes site. Engineer's estimate for this work was approximately \$3.9 million, but low bid came in at \$3.4 million. Staff recommends acceptance of this bid, and a contract has been drawn up and reviewed. A schedule of construction is included in the members' packets. Construction is scheduled to be finished by the end of this calendar year. The Infrastructure construction contract is between Mid-City Urban, the lead

developer and Triangle Grading & Paving. The Redevelopment Commission signs acknowledgement of the contract as the owner of the property that the work is being done on. The document has been reviewed and acknowledged as acceptable by HCD staff, City Engineering and Legal staff and RCG counsel as well as GHA staff and counsel.

Funding of this work is facilitated by the Infrastructure Funding Agreement between GHA and the City, originally executed April 2003. Two changes are required at this point to provide for funding of the construction piece of it. The contract performance time needs to be extended to June 30, 2006. The maximum compensation, a subparagraph in this contract needs to be increased to \$3.6M which reflects the increase in the cost of actual construction.

In response to questions, Ms. Arkin stated that there will be an additional CD contribution to this project. In regard to being able to make up the difference, Ms. Arkin stated that one of the ways is to bring in some other private partnerships for Phase III. That has not been explored yet, but has been discussed. There is currently within the budget approximately one-half million dollars in revenue that staff is expecting to get back from lot sales and that has not been adjusted for the increase in costs. Staff needs to work through how that disposition will occur and what sorts of funds they will need to recoup from this and if there maybe will need to be an increase to that \$500,000.00.

The Commission is asked to approve execution of the construction contract with Triangle Grading & Paving and support an amendment to the Infrastructure Funding Agreement to reflect the contract amount.

Mr. Leimenstoll moved to approve execution of the construction contract and support an amendment to the infrastructure funding agreement to reflect the contract amount, seconded by Ms. Coad. The Commission voted 5-0 in favor of the motion. (Ayes: Wood, Benjamin, Coad, Lilly, Leimenstoll. Nays: None.)

Mr. Wood pointed out that the actual contract time of performance is amended to June 30, 2006.

After discussion, the Commission also passed a resolution indicating its recommendation to City Council to support an amendment of the infrastructure funding agreement to reflect the contract amount. The Commission voted 5-0 in favor of the motion. (Ayes: Wood, Benjamin, Coad, Lilly, Leimenstoll. Nays: None.)

2. WARNERSVILLE NEIGHBORHOOD. UPDATE FROM SHILOH BAPTIST CHURCH ON DEVELOPMENT PLANS.

Ms. Harris stated that in 1996 the Commission entered into a purchase contract with Shiloh Baptist Church for the land at 809 – 817 Bilbro Street. Construction was to begin within 5 years and to be completed within 7 years of the initial closing. In February 2003, the church came before the Commission with plans that were approved by the

Commission. At that time the church also requested an extension and the Commission granted that extension for construction to begin no later than February 2006 and be completed by February 2008. The Commission also requested that the church provide annual updates of the progress of this project.

Clinton Gravely, 601 Cowling Drive, presented an annual update on development plans for the O.L. Hairston Family Life Enrichment Center and stated that they had hoped to get the building started on this project with an estimate of \$4M. They planned to do it in two phases, the first would cost about \$2.4M. They are trying to raise funds for the project and are not currently in a position to build what was proposed for the property. He presented drawings showing the existing church and the proposed expansion and changes and explained them in detail and answered questions posed by the Commission members. They now have a new pastor who is trying to establish some fund-raising projects. If they are held to the February 2006 deadline they will have to substantially reduce the scope of the work. They are hoping to be able to build a family life center that the whole community can use. He asked that the Commission allow a one-year extension to enable them to raise the additional funds needed for the project.

After some discussion, the Commission voted unanimously in favor of granting a one-year extension to allow the applicant the opportunity to raise funds for the proposed project. (Ayes: Wood, Benjamin, Coad, Lilly, Leimenstoll. Nays: None.)

3. ROSEWOOD NEIGHBORHOOD. PROPOSAL FROM HABITAT.

Mary Beth Kerns stated that a sequence of events have unfolded on this project since the early part of November. SHARE has been sent a purchase contract and they keep losing the contracts. In the latter part of January the purchase contract was returned and it was marked up with provisions that were completely struck through. It has been determined that this project will not continue.

Mr. Benjamin moved that any and all contracts be rescinded and withdrawn offering to SHARE of N.C. the 3 lots at 1318, 1322 Mayfair Street and 1319 Meadow Street and they be put back on the market for sale, seconded by Mr. Lilly. The Commission voted 5-0 in favor of the motion. (Ayes: Wood, Benjamin, Coad, Lilly, Leimenstoll. Nays: None.)

Mr. Blackwood stated that the next step would be for a public hearing to be held at the next Commission meeting to sell these same lots at the same appraised values to the nonprofit, Habitat for Humanity, to be developed for owner-occupied residential use.

Habitat for Humanity of Greater Greensboro has submitted a proposal to purchase and develop these same lots. The Commission is asked to consider the proposal from Habitat and authorize a public hearing on sale of these lots to Habitat.

Mr. Leimenstoll moved the Commission hold a public hearing at the next regularly scheduled meeting to consider selling these three parcels (1318 Mayfair Street, 1322 Mayfair Street, 1319 Meadow Street) to Habitat for Humanity to be developed for owner-

occupied residential use, seconded by Mr. Lilly. The Commission voted 5-0 in favor of the motion. (Ayes: Wood, Benjamin, Coad, Lilly, Leimenstoll. Nays: None.)

5. OLE ASHEBORO NEIGHBORHOOD. UPDATE FROM STAFF.

Mr. Curry stated that the City is still in the pre-development stage of the Ole Asheboro Development Program. Today, they wish to address the single family development package. A consultant has been hired to prepare a traditional neighborhood development plan, the Lawrence Group from Davidson, N.C. The Commission will receive more information on this later and it will be reviewed at future meetings. He answered questions and concerns raised by the Commission members. Since part of the information had not been made available to the Commission members, it was determined that this item would be addressed at a later date.

As a housekeeping matter, Chair Wood stated that Mr. Lilly left the meeting at 6:30 and asked that someone make a motion to excuse him from the remainder of the meeting.

Mr. Leimenstoll moved that Mr. Lilly be excused from the remainder of the meeting, seconded by Ms. Coad. The Commission voted 4-0-1 in favor of the motion. (Ayes: Wood, Benjamin, Coad, Leimenstoll. Nays: None. Abstained: Lilly)

6. ADDITIONAL BUSINESS.

Mr. Harris stated that in regard to 701 Dorgan Avenue, staff is requesting condemnation for right-of-way on that property. Ms. Arkin added that several months ago the Commission authorized staff to negotiate for the purchase of right-of-way on three lots in this area. There is a possibility that one of these properties is not going to be purchased but staff is currently working on that issue.

After some discussion it was determined that there may be a need to call a special meeting to address this issue. Mr. Benjamin moved to authorize staff and Chair Wood and one other Commission member to review the information related to the property at 701 Dorgan Avenue and use it to initiate condemnation procedures, seconded by Ms. Coad. The Commission voted 4-0-1 in favor of the motion. (Ayes: Wood, Benjamin, Coad, Leimenstoll. Nays: None. Abstained: Lilly)

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There being no further business before the Commission, the meeting was adjourned at 7:05 p.m.

Respectfully submitted,

Dan Curry, Assistant Secretary
Greensboro Redevelopment Commission

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